ANNUAL REPORT

1989-1990

EDMONTON METROPOLITAN REGIONAL PLANNING COMMISSION

90-061777

EDMONTON METROPOLITAN REGIONAL PLANNING COMMISSION

Ross G. Quinn
CHAIRMAN

R.G. Madziya, M.A., M.C.I.P.
EXECUTIVE DIRECTOR

YOUR FILE .....

OUR FILE .....

June, 1990

Mr. Ross G. Quinn
Chairman
Edmonton Metropolitan
Regional Planning Commission
Edmonton, Alberta

Dear Sir,

It is my pleasure to submit to you the eighth Annual Report of the Edmonton Metropolitan Regional Planning Commission, which covers the April 1, 1989 to March 31, 1990 fiscal year.

Respectfully submitted,

R.G. Madziya

R.G. Madziya
Executive Director

9th floor, Metropolitan Place 10303 Jasper Avenue Edmonton, Alberta T5J 3N6 (403) 423-5701 Fax (403) 429-2830

Edmonton Metropolitan Regional Planning Commission

40th anniversary
1950 - 1990

On June 26, 1950, the Edmonton District Planning Commission came into existence. Through forty years and two changes of name, the Commission has had a major impact on the planning of the Edmonton area. This annual report will reflect on some of the history of the Commission over those past years.

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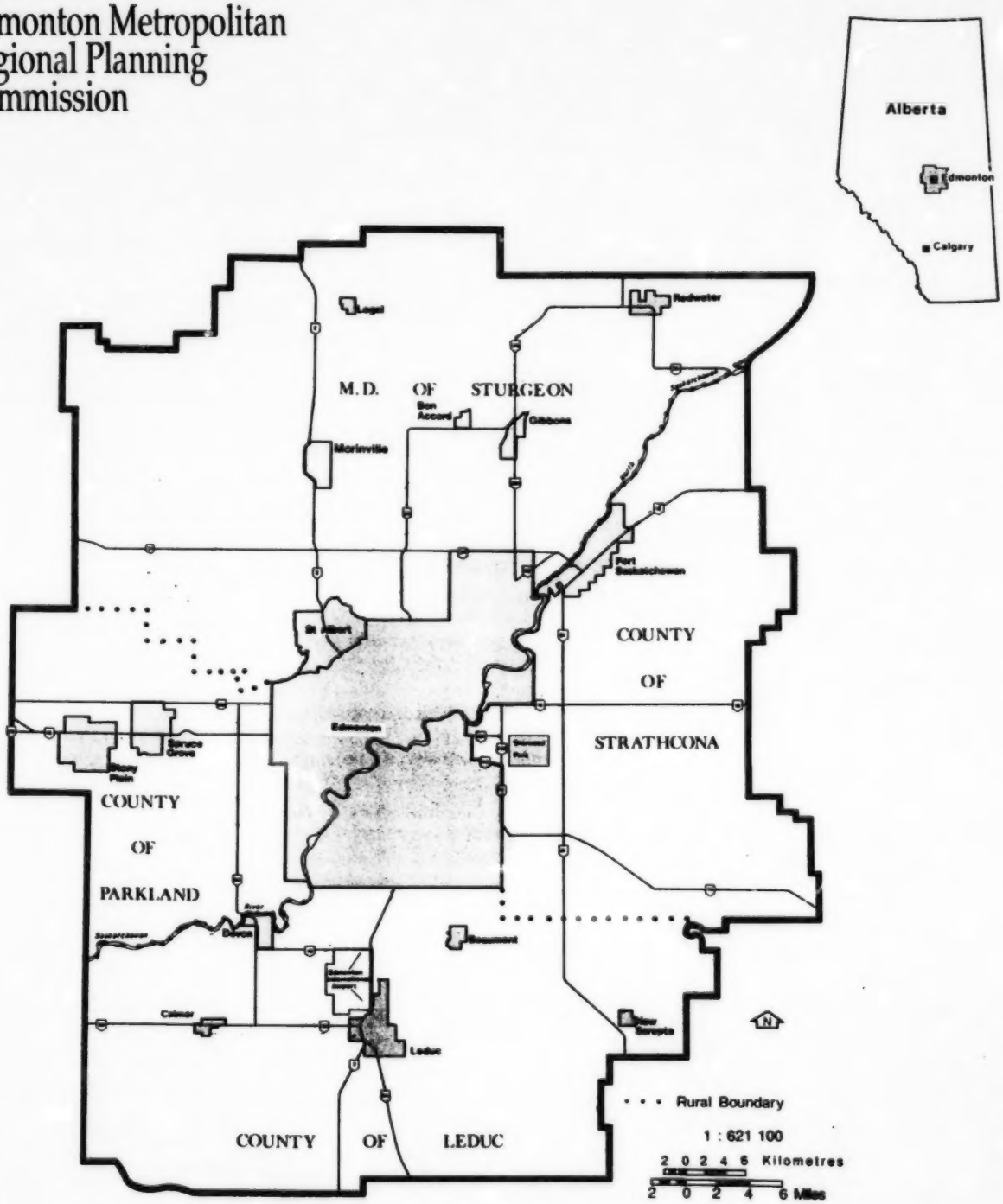
Planning Region

Edmonton Metropolitan Regional Planning Commission



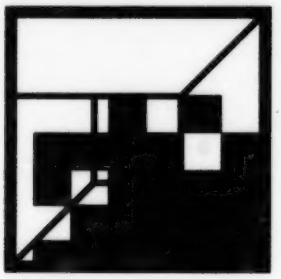
Responsibilities

Edmonton Metropolitan Regional Planning Commission

The Planning Act sets out the role, responsibilities and duties of the Edmonton Metropolitan Regional Planning Commission. The main functions of the Commission are to:

- prepare, adopt and administer a Regional Plan for the Edmonton Planning Region;
- provide advice and assistance to municipalities on planning matters;
- act as the subdivision approving authority for the Region, except where a municipality has been delegated this authority by the minister;
- provide advice and recommendations on annexation matters; and
- seek and encourage public participation in the planning of the Edmonton Region.

As part of its on-going operations, the Commission often serves as a centre for co-ordinating the planning activities undertaken by other levels of government.



1952

During 1952, staff assisted:

(a) the Town of Devon in relocating an unsightly camp,

(b) the Town of Fort Saskatchewan in planning for the impact of the Sherritt Gordon Plant,

(c) the Town of Stony Plain in preparing an Outline General Plan, and

(d) the Towns of St. Albert, Jasper Place, Beverly, Leduc and Morinville, in miscellaneous planning studies.

Chairman's Report

Ross G. Quinn
Mayor, Town of Morinville

It is a pleasure to report to you on the activities of the Edmonton Metropolitan Regional Planning Commission for the fiscal year ending March 31, 1990. Although the fortieth anniversary of the Commission will officially begin in our current 1990/91 fiscal year, we are going to use this annual report, given its date of publication, to "kick off" that anniversary.

When I think back on the activities over the past year I can find a number of parallels with what was occurring in the Edmonton region back in 1950. For instance, one of the major events of 1989/90 was the Commission's move to our beautiful new offices in Metropolitan Place after many years at the Baker Centre. In the first annual report of the Commission, Secretary-Treasurer B.J. Prest noted that:

> "In securing office space for its headquarters the Commission was fortunate in being able to make an arrangement with the Provincial Government whereby the use of two suitable vacant rooms in the Department of Health Building at 10523-100 Avenue were made available to the Commission, together with the use of an adjoining conference room in which meetings of the Commission could be held by arrangement with the Department of Health, this accommodation being secured without payment of rent"

I don't think anyone would be able to beat that bottom line.

In the past year the Commission was called upon, once again, to make a formal presentation to the Local Authorities Board, this time on the Fort Saskatchewan/Strathcona County Annexation proposals. Once again the Commission put forth a position formulated on thorough and objective research. Back in 1950 the Commission was also faced with an annexation, and Mr. Prest summarized the thinking of the day by stating:

> "A request that the Commission make a recommendation involving a proposed extension of the boundaries of the City of Edmonton in a southerly and south-easterly direction received consideration and although no definite recommendation was made the discussion achieved a useful result by clarifying the feeling of the Commission that if the City of Edmonton and its adjacent areas were to be

> regarded as a metropolitan unit when problems of town planning are involved, too much emphasis need not be placed on existing municipal boundaries."

We experienced a dramatic increase in subdivision and development activity around the region in 1989/90, which was a welcome change after many years of slow growth throughout the region. In 1950 the pressing development issue was the drafting a by-law, that member municipalities could agree to, that would restrict the movement of buildings within and between municipalities. This was probably the first time the Commission had to deal with the issue of "mobile homes".

This year's Winter Seminar, "Linkages-The Ties That Bind", was a success and I think that everyone really enjoyed the wrap-up session — a lively debate on regional planning. They did not have a seminar in 1950, but to provide a forum of discussion and education, films were shown prior to the Commission meetings.

> "These films were intended to present in a graphic manner some of the problems of urban development requiring co-operative action for solution, and also to stimulate interest in the overall aspects of town planning which the Commission would be required to consider."

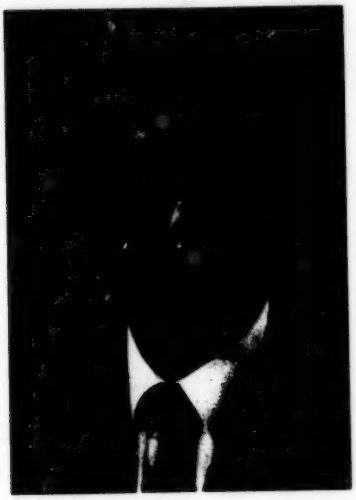
I would like to end with the words of Mr. Prest, as they seem to sum up the 1989/90 fiscal year pretty well, even though they were written some thirty-nine years ago.

> "It is a pleasure to record that the meetings of the Commission have at all times been characterized by a spirit of harmony and a desire to arrive at the most satisfactory solutions to the various problems, many of them complex and controversial in nature, which have come before it. It has been encouraging to note that the members of the Commission have from the outset fully recognized the interdependence of the various municipal units comprising the Planning District, and have consistently approached the problems placed before them with a broad outlook, and an appreciation that the sound betterment of the whole is dependent upon the proper development of the parts."

I would like to thank all those members who took time to serve on the Commission. In particular, I would like to thank Mr. Albert Klapstein and Mr. Frank Schoenberger, our incoming and outgoing Vice-Chairmen. I would like to thank Mr. Ron Hayter, Chairman of the Executive Committee and Mr. Lee Danchuk, our former, and Mr. Blair Lundy, our current Chairmen of the Planning Committee. Finally I would like to thank Mr. Madziya and the Staff for their hard work and professional excellence throughout the past year.

Executive Director's Report

R.G. Madziya, M.C.I.P.



It is with great pleasure that I report on the activities and accomplishments of the Edmonton Metropolitan Regional Planning Commission for the fiscal year ending 1989/90. The most significant event of the year was the move to our new offices in Metropolitan Place from the Baker Centre where we had been for nineteen years. In fact, the Commission had been in that general area since its establishment in July 1950. We are now in an office tower which is well located relative to the downtown core and the LRT system. The new offices are a real morale booster for staff and are their pride and joy. Unlike our offices at the Baker Centre, offices and meeting rooms are on the same floor which provides a much better functional relationship. As previously arranged, and because of the high level boardroom atmosphere it provides. the Alberta Planning Board uses the conference room for its bi-annual meetings with the Chairmen and Directors of regional planning commissions.

This was a year which pushed our staff resources, literally to the breaking point, as the cumulative effects of five years of continual downsizing, combined with a surge of subdivision and development activities throughout the region, continued to befall us. To add to the strain on staff resources, the Commission was required to submit its recommendations to the Local Authorities Board on the Fort Saskatchewan and Strathcona County annexation applications. The resultant Commission report was submitted to the LAB and a panel of three staff, including the Executive Director, presented the Commission's findings, conclusions and recommendations to the Board. The LAB hearings on the two applications were intermittent and long, commencing on January 9, 1990 and lasting until the end of May. It meant that certain projects, such as the release of rural portion of the Market Areas Study Report, had to be delayed by a few months.

In spite of all the difficulties associated with inadequate resources, projects such as the Fringe Area Study, the Outdoor Recreation Study and the Demographic Studies Series were commenced by the Strategic Planning Branch. The General Planning Branch worked on three major projects:

- the County of Leduc G.M.P.,
- the Town of Beaumont G.M.P.,
- and the City of Spruce Grove Central Area Redevelopment Plan.

In addition to those long-term plans, the General Planning Branch staff also had to deal with an increase in

subdivision activity, while making sure the municipalities continued to receive the best and most timely planning advice possible.

Throughout 1989/90, the staff of the Information Services Branch contributed significantly to the Alberta Planning Board LRIS Pilot Project. In return for our contribution, we have gained a great deal of knowledge and first-hand experience in the development and implementation of geographic information systems. The added benefit of this knowledge is that we are in a position to transfer this expertise and knowledge to our member municipalities and others.

Under very difficult circumstances, the Administration Branch continued to attempt to provide a high level of service to the staff and the Commission in the areas of reception, library, filing, mircrofilming, and word processing, to mention a few. For details on this and the other Branches' activities, please refer to the specific report.

Judging from the responses to the evaluation forms, this year's Winter Seminar was a resounding success. Some delegates felt it was the best one ever. As always, I felt very good about the Seminar. If anything, I regretted not having enough time to listen to many of the speakers in the concurrent sessions, but that is the penalty of being a conference chairman roving among the different break-up rooms to assess the quality of the conference, among other things. As usual, we will try to make next year's seminar better than the last one, and will, again, attempt to conduct a thought-provoking, informational and entertaining event.

I have tried to give you an overview of our activities over the past fiscal year. Nevertheless, there does not seem to be an end to the ever-nagging question, whenever an attempt is made by the Commission to tackle those regional issues such as solid waste management or regional transportation, to mention a few, as to whether or not it is within the Commission's role to be involved. As we enter the year of our fortieth anniversary, I am not certain what type of regional planning system in the province will be around by the turn of the century to respond to the ever- increasing issues that transcend municipal jurisdictions. I have never seen a greater need for a regional approach to solving many of the problems facing our region. The need to deal with issues at the regional level will continue to grow and yet our financial resources are decreasing in an inverse relationship. It is my personal view that, if regional planning is to be effective, if regional planning commissions are to continue to provide municipalities with planning advice and a forum for inter-municipal discussion and deal with regional issues, then there needs to be a real commitment, on the part of all of us, to ensure that we overtake our metropolitan problems before they overtake us. Planning for change and planning to make a difference in this metropolitan area requires that we wear a very strong regional hat and face the regional issues head-on.

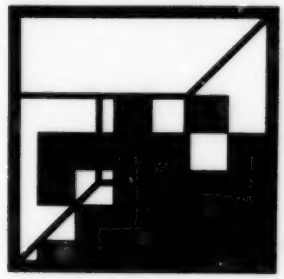
Lastly, but not least, I would like to thank all of our staff for their tireless efforts, dedication, and professionalism in carrying out their assignments, even in the most difficult of times. Because of the limited resources available, they all continue to be called upon to put in numerous hours of overtime without questioning the reasons why, and without compromising their professionalism and work ethics. The only question is, for how long? The achievements outlined in this report could not have been possible without their efforts and support. To each and all of them, in particular the Branch Managers and my Executive Secretary, I will just simply say, "Thank You".

Membership

April 1, 1989 to March 31, 1990

Seventeen municipalities, out of a total of 19, have members appointed to the Commission. Regular Commission meetings are held once every month. In the fiscal year April 1, 1989 to March 31, 1990, the Commission held twelve (12) regular meetings, as well as an Organizational Meeting and an Annual General Meeting.

Each year, at the Organizational Meeting, a Chairman, a Vice-Chairman and members of the Executive Committee are elected by the members themselves. As of March 31, 1990 these officers were as follows:



1958

The Commission adopted on January 8, 1958 the Preliminary District Plan – Metropolitan Section.

This plan has sought to maintain compact urban communities and industrial areas, prevent unwarranted fragmentation of good agricultural land and has established a continuous natural open space system along the North Saskatchewan River Valley and Big Lake shoreline in the metropolitan area.

Chairman	**Ross G. Quinn**	
Vice-Chairman	**Albert Klapstein**	
Designated Municipalities	**Appointed Members**	**Appointed Alternates**
City of Edmonton	Alderman Patricia Mackenzie Alderman Judy Bethel Alderman Lance White Alderman Ron Hayter Alderman Mel Binder Alderman Ken Kozak Alderman Lillian Staroszik Alderman Helen Paull Alderman Brian Mason	Alderman Sheila McKay
City of Leduc	Alderman Blair Lundy	Alderman Terry Kirkland
City of St. Albert	Alderman Ken Allred Alderman Bob Russell	Alderman Ray Gibbon
City of Fort Saskatchewan	Mayor Pryce Alderson	Alderman Ken Hodgins
City of Spruce Grove	Alderman Gary Swinamer	Alderman Larry Walker
M.D. of Sturgeon	Councillor Hubert Lamoureux	Councillor Graeme Mckay
County of Leduc	Councillor Albert Klapstein	Councillor Ed Chubocha
County of Parkland	Councillor Bertram Johnston	Councillor Ingrid Schulz
County of Strathcona	Councillor Sten Berg Councillor Sandy Lipka	Councillor Dale Purkis Councillor William Grey
Town of Beaumont	Councillor Judi Gnus	Councillor Jeff Patsula
Town of Bon Accord	Mayor Glenda Bobbie	Councillor Robert Lane
Town of Calmar	Councillor Chris McKerracher	Mayor Neil McKerracher
Town of Devon	Councillor Marlene Cavanagh	Councillor Donald Szyndrowski
Town of Gibbons	Councillor Romeo Tetreault	Councillor Geoff Jones
Town of Morinville	Mayor Ross G. Quinn	Councillor Mary Anne Balsillie
Town of Redwater	Councillor Peter Hrynchuk	Councillor Andy Budney
Town of Stony Plain	Councillor Michael Ayers	Councillor Dwight Ganske

Committees

Each year, the Commission elects and appoints some of its members to standing committees which carry out specific duties and responsibilities on behalf of the Commission. For the past fiscal year, the standing committees of the Commission were the Executive Committee and the Planning Committee. The Commission may also appoint special committees as required.

Each committee elects its own Chairman and Vice-Chairman.

EXECUTIVE COMMITTEE

Alderman Ron Hayter
Committee Chairman

Alderman Ken Kozak

Alderman Ken Allred

Mayor Pryce Alderson

Councillor Sandy Lipka

Councillor Albert Klapstein
Committee Vice-Chairman

Mayor Ross G. Quinn
Commission Chairman

PLANNING COMMITTEE

Alderman Blair Lundy
Committee Chairman

Alderman Patricia Mackenzie
Committee Vice-Chairman

Alderman Lance White

Councillor Peter Hrynchuk

Councillor Hubert Lamoureux

Councillor Bert Johnston

Councillor Judi Gnus

Mayor Ross G. Quinn
Commission Chairman

Strategic Planning

Branch Report

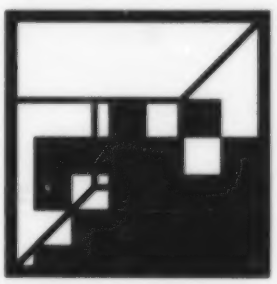
Peter Dickson, M.C.I.P.

One of the biggest challenges faced by the Strategic Planning Branch is to produce reports and other information, that are important and useful from both the regional and local perspectives. Because most of the projects undertaken by the Branch tend to be regional or sub-regional in nature, rather than local, they view the municipality as part of a larger whole. And although the end product may not be used as frequently by the municipalities in their day to day operations, as a land use by-law or a downtown plan would be, the reports are especially valuable because of the broader perspective they provide.

A survey of the Region's member municipalities, which was undertaken by the Branch in June 1989, showed that some of the studies produced by the Branch in the past were seen to be especially important and useful by the local municipalities. Chief among these were the first Market Areas Study which examined the shopping and travel patterns of the region's urban residents, and the first two reports in the Demographic Studies series. Indeed, a number of municipalities indicated that these studies should be updated on a regular basis as the information contained in them was extremely useful for a number of other purposes. Other regional issues which were felt to be worthy of future study by the Commission included Fringe Areas, Regional Transportation, Environmental Issues, Country Residential Development, and Municipal Boundaries and Annexation. In addition, a major review of the Regional Plan was viewed as necessary.

Bearing these comments in mind, the projects undertaken by the Branch during the past year should be well received. They include the second part of the Market Areas Study, the last two reports in the Demographic Studies series, a Fringe Areas Study, and a number of environmental projects. In addition, the Branch has been heavily involved in the City of Fort Saskatchewan/Strathcona County annexation proposals.

Production and distribution of the first Market Areas Study report took place in March/April of 1989. The report, which was based on a survey of the region's residents undertaken by the Commission in the summer of 1988, reported on the shopping, employment, and travel patterns of the region's urban inhabitants. The report was extremely well received, and requests for it were received from as far away as eastern Canada, the



1959

In 1959, the Commission adopted the Preliminary Regional Plan Highways Zoning Section. Staff, in cooperation with the Department of Highways, developed a system of "Limited Access Highways" to ensure the safety and efficiency of such primary highways.

USA, Japan and West Germany. Many of the users were private companies and consultants who were involved in economic analysis and market research. The second report in the Market Areas Study will examine the shopping patterns of the region's rural residents, and will give a better idea of the size of the market areas around each of the region's urban municipalities. This report should be available, in draft form, in the spring of 1990 and should prove to be another indispensable source of information for economic and market analyses.

Reports No. 3 and 4 in the Demographic Studies series were also produced recently. These reports contain data on family, household, and dwelling characteristics, taken from the 1986 Statistics Canada Census, and also from previous censuses. The reports are convenient reference documents containing pertinent information for the Edmonton Metropolitan Region and its 19 member municipalities. Report No. 3 groups the data for Alberta, the Region, and each municipality separately, in a "profile" format, so that the user may find the appropriate current and past data for any one municipality grouped together. Report No. 4 repackages essentially the same information in a format which permits the user to make easy comparisons among municipalities. These reports provide data which are essential for a number of other types of studies. It is anticipated that their publication will make the information more readily available to a wide range of users.

Several projects of an environmental nature have been worked on by Branch staff during the year. Chief among these were two studies on Environmentally Sensitive Areas. The first one was undertaken by consultants for the area covered by the M.D. of Sturgeon and the County of Strathcona, and was finalized during the summer of 1989. The second study is currently being undertaken in the County of Leduc and should be finalized in the spring of 1990. Both studies provide a useful inventory of areas which are deemed to be environmentally sensitive, and document how sensitive the identified areas are to disturbance. The areas are then rated in terms of their significance from local to regional to provincial, and possibly to national levels. The studies also contain the consultants' opinions on what factors should be taken into consideration when planning policy is developed in order to provide adequate levels of protection for the areas identified. The information contained in the studies will be used to develop regional and local policy on ESAs, and will be useful when the Regional Plan is being reviewed.

In addition to the ESA studies, a special mention should be made of the Big Lake Plan. This particular project has been under way for a number of years, but in the summer of 1989 matters finally came to a head. A draft plan for the area around the Lake was reviewed by a committee consisting of representatives from the four municipalities involved, and, when agreement had been reached, the Plan was presented to the general public at two public meetings held in May 1989. Revisions were made to the Plan, as a result of public input, and were circulated to the four municipalities involved. The Big Lake plan has now been accepted by all four municipalities and the EMRPC, as a guide for future development in the area. Only the M.D. of Sturgeon has expressed the desire to adopt the Plan as a statutory document, and work is now under way to adopt it as an Area Structure Plan for that part of the M.D.

Although not officially classified as an environmental study as such, the Regional Outdoor Recreation Study has a large environmental component. The purpose of this Study is to identify those parts of the region which are regionally significant in terms of their potential for outdoor recreation opportunities associated with the natural environment. Thus, the study is more concerned with identifying areas which are important for extensive outdoor recreational pursuits, such as hiking, boating, birdwatching and nature study, than with identifying areas for outdoor sports. The first part of the Study consists of an inventory of important, or potentially important, outdoor recreation areas which could form part of a regional outdoor recreation system. This part has been circulated to the local municipalities for

comments and suggestions. The second part of the Study will look at the planning considerations involved in protecting the areas identified from incompatible development so that their recreation potential can be realized at some future date. This part should be produced in the late spring of 1990 and will be useful for policy formulation during the Regional Plan review process. The information from this Study will also be useful to the local municipalities when they prepare and update their own General Municipal Plans and Land Use By-Laws.

The subject of annexation has featured strongly in the activities of the Branch over the past year, and has taken up a large part of the work load. At the beginning of the year, the Branch was involved in the preparation of a Fringe Areas Study which involved a survey of many municipalities in Alberta, the rest of Canada, and the USA to determine what problems they had experienced in their fringe areas, and how they had managed to deal with them. This process unearthed a wealth of information and comment which was analyzed and transposed into a report in the fall of 1989. However, because of the large size of this report, and the fact that the Commission's Annexation Guidelines were to be reviewed later in the year, it was decided to produce a second, shorter, Fringe Areas report dealing primarily with the issues as perceived by EMRPC staff and tying in to the review of the Annexation Guidelines and the review of the Regional Plan. Work on the revision of the Annexation Guidelines has commenced, but consideration of these and the Fringe Areas Study has been delayed because of the Fort Saskatchewan/County of Strathcona Annexation petitions which were filed with the Local Authorities Board in April 1989.

The above annexation petitions presented an interesting case. The City of Fort Saskatchewan filed an application to annex 1144 hectares (2827 acres) of land from the County of Strathcona on April 11, 1989. Approximately one week later, April 19, 1989, a counter application was filed by Strathcona which would have annexed 1371 hectares (3389 acres) of land from the City of Fort Saskatchewan and ceded to the City some 258 hectares (638 acres) of land. The Commission did not commence work on the project until October in the hope that the two municipalities could reach a mutually acceptable agreement. However, when the Local Authorities Board set the date for hearing the first petition, the Commission staff had to begin work in order to produce a report which could be considered by the Planning Committee and the Commission prior to the hearing date (January 9, 1990). The hearings for both petitions were held intermittently through January, February and March, and Branch staff were heavily involved in the process. Both annexation proposals are interesting as they occur in an area for which a Joint General Municipal Plan has been prepared and since they involve major units of existing or potential industrial assessment. The latter point has raised the contentious issue of revenue-sharing between municipalities. The final decision, therefore, could set the stage for a complete review of industrial assessment philosophy in Alberta.

In addition to the major projects highlighted above, the Strategic Planning Branch has also been involved in a number of projects of a more minor nature during the course of the year. Examples of these projects include: involvement in the socio-economic and projections aspect of the Beaumont and County of Leduc GMP's which are spearheaded by the General Planning Branch; involvement in programme planning for the EMRPC Winter Seminar; the preparation of comments regarding Regional Plan conformity etc. for proposed landfill sites in Edmonton, Stony Plain and Strathcona County; steady liaison with the Energy Resources Conservation Board on a number of pipeline, transmission line, and drilling proposals; analysis of proposed recreation developments at Wizard Lake in the County of Leduc; liaison with Alberta Transportation on an update of the Regional Transportation Model; and involvement in the Prairie Conservation Co-ordinating Committee which has been instituted by the Province of Alberta in order to help implement the Prairie Conservation Action Plan. As well, Branch staff were involved in the meetings of the Metropolitan Edmonton Economic Development Team.

The past year was a busy and challenging one, and the Branch looks forward to more of the same in 1990/91.

General Planning

Branch Report
Eugene L. Dmytruk

The General Planning Branch provides a wide range of planning services in support of the Commission's responsibilities and mandate. The work programme and activities fall into several distinct, but integrated activities:

- involvement in the administration and implementation of the Regional Plan;
- advice to member municipalities on planning and development matters, particularly with respect to the preparation of statutory plans, downtown revitalization, land use bylaws and special studies requested by municipal councils; and
- subdivision processing and administration.

In carrying out these responsibilities, Branch staff work very closely with municipal councils and administrators, the development industry and a variety of agencies and organizations. Municipal requests for assistance and the high level of activity in the private sector have once again stretched staff resources to their limits.

Many of the Region's communities are experiencing substantial new development and staff are often at the forefront of attempting to resolve ever-increasing and complex current planning issues. Thus, certain long term projects have taken longer to complete, while planners have attempted to respond to current issues and development pressures.

Throughout the year a variety of municipal documents were reviewed for conformity with the Edmonton Metropolitan Regional Plan. As well, advice and assistance were provided on plan interpretation and the resolution of non-conformity issues. The more significant statutory plans reviewed in the past year included:

- the Draft Edmonton General Municipal Plan;
- Area Structure Plans for: Big Lake and Whitemud Hills (Riverbend Neighbourhood) in Edmonton; Pineview II/Kingwood, Erin Ridge and Heritage Lakes in St. Albert; Golf Course and South East ASP amendments in Stony Plain; and Nottingham, Lakeland Greens, Durham Town Square, and Heritage Hills ASP amendments in Sherwood Park.

In addition, staff reviewed the new land use bylaw for the County of Strathcona and several bylaw amendments for conformity with the Regional Plan.

A major focus of activity in 1989/90 continued to be staff involvement in three general municipal plans and one central area plan. A preliminary draft of the County of Leduc General Municipal Plan (GMP) has been completed and is currently being reviewed by the County's GMP Steering Committee. The project is unique in that it is a joint effort of the Edmonton Metropolitan and Battle River Regional Planning Commissions, as the County is situated within the boundaries of the two commissions.

Background research and issues and goal identification components have been completed for the Town of Beaumont General Municipal Plan. Work on the plan review is guided by a Community Advisory Committee made up of elected and appointed officials and representatives from the public and special interest groups. As neither of the above GMP's has been reviewed since its initial adoption in 1982, considerable

new technical research and analysis were undertaken in order to provide the necessary information base for the review of these plans.

In addition, Branch staff are serving in an advisory capacity in the City of Leduc's effort to review and update its General Municipal Plan. This review involves a very comprehensive examination of where the community is at, and where it should be in the future. This planning effort is also unique, as it involves the participation of all City departments, under the direction of a General Municipal Plan Coordination Committee. Commission staff are represented on the Committee and our role is to assist the City by providing information and input on regional issues.

The Commission's efforts to assist municipalities with their downtown revitalization efforts moved along well and progress was made in several municipalities. Staff commenced work in January, 1989 on a comprehensive review and update of Spruce Grove's Central Area Redevelopment Plan (1982). Various factors created the need to review this Plan and the City Council established a Steering Committee, with representatives from the business community and the public, to guide staff in the preparation of a new plan. Background information is being assembled and analyzed and Commission and City staff are working with the Committee to identify key issues that need to be addressed.

In addition to the above projects, ongoing assistance is being provided to the smaller communities with the implementation of their existing plans. In the past year this included:

- the completion of streetscape and building facade improvement guidelines for the Town of Gibbons;
- base mapping and a landscape concept for Morinville's main street;
- the commencement of work on a streetscape improvement plan for the main commercial street in Stony Plain; and
- the preparation of a plan for a street beautification project at the intersection of 50 Street and 50 Avenue in Bon Accord, to commemorate the community's 10th anniversary as a town and its 25th anniversary as an incorporated community.

The preparation of land use bylaws and responding to day-to-day inquiries on zoning and planning issues also reached a peak this year. Staff assisted municipalities in interpreting and updating their bylaws, in the processing of bylaw amendments, and also advised on development appeal issues. Following a lengthy review process, a new Land Use Bylaw was adopted by the M.D. of Sturgeon on September 14, 1989. Public concerns with this Bylaw centred on intensive livestock regulations, suitable locations for gas processing plants and the preservation of agricultural land. Planning assistance was also provided to Calmar, Stony Plain, Spruce Grove, Gibbons, New Sarepta, Legal, Beaumont, the County of Leduc and the M.D. of Sturgeon. In addition, staff conducted orientation seminars for the benefit of development appeal boards and municipal planning commissions in several municipalities.

Annexations once again occupied a significant amount of staff time. On May 4, 1989 the Alberta Cabinet approved

a recommendation from the Local Authorities Board for the annexation of approximately 480 acres of land into the Town of Beaumont. The land will be used for a residential area and an 18 hole golf course development. In addition, Branch staff provided considerable input toward the Commission's review of the Fort Saskatchewan and County of Strathcona annexation petitions.

Requests for short studies and day-to-day planning advice covered a broad range of topics and issues. Staff attended council and development appeal board meetings and responded to a variety of requests for information and planning advice. Some examples of activities in the past year include:

- input to the Sturgeon Valley Area Structure Plan, being undertaken for the M.D. of Sturgeon by a planning consultant:
- research into stormwater management problems affecting Beaumont and the County of Leduc;
- preparation of a plan for a 50 acre multi-purpose recreation area for the town of Redwater;
- preparation of a plan for the Calmar Agricultural Museum Project (Rumley Park);
- providing advice respecting off-site levies to the Town of Bon Accord;
- providing advice to the City of Spruce Grove with respect to amendments to the North Annexation Area Structure Plan and group care facilities;
- preparation of a planning report on a garden suites project for the Village of New Sarepta:
- providing advice on such matters as reserve dedication and school agreements in the Town of Beaumont; and
- advising the Town of Gibbons on parking requirements, interim use of vacant lots, and the commercial use of a residential property in the town.

Subdivision processing continues to be the single most time-consuming activity of the Branch. This work includes administering the subdivision process and providing subdivision advice to 13 of the 19 member municipalities in the Region, preparation of staff reports, recommending on subdivision applications and representing the Commission at appeal hearings before the Alberta Planning Board. In addition, staff commented on referrals from five other subdivision approving authorities and monitored City of Edmonton Municipal Planning Commission decisions for conformity with the Regional Plan.

The number of subdivision applications submitted to the Commission for approval in 1989/90 increased by 18 percent over the previous year, once again a reflection of a buoyant economy. Of particular note is the increase, from 278 to 476, in the number of lots approved in urban municipalities. This represents an increase of 71 percent over the past year.

In addition to the 150 applications processed, the Commission staff commented on 141 application referrals from other subdivision approving authorities, an increase of 44 percent over the previous year. A total of 15 applications were appealed to the Alberta Planning Board, a significant decrease over the previous year. This is likely due to the recent change in legislation which gave subdivision approving authorities the power to approve an application which does not conform entirely with the local land use bylaws. The tables and figures which follow provide further details on subdivision activity.

In conclusion, the past year was once again a very busy year, no doubt a reflection of the improved economic climate in Alberta and implementation of Provincial Government programmes which stimulated home construction. It is anticipated that the level of activity and the types of requests for services in the upcoming year will be similar to those undertaken in the past year.

Subdivision Data

April 1, 1989 to March 31, 1990

Subdivision Applications & Decisions

Municipality	Pending Decision from Earlier Years[1]	Received	Approved	Refused	Abandoned/ Deemed Refused/ Withdrawn	Pending Decision on March 31, 1990
M.D. of Sturgeon	16	61	40	8	0	13
County of Leduc	7	46	22	7	1	16
City of Spruce Grove	1	10	6	0	0	4
Town of: Beaumont	2	10	6	0	0	4
Bon Accord	0	2	1	0	0	1
Calmar	0	2	1	0	1	0
Devon	1	0	0	0	0	0
Gibbons	0	0	0	0	0	0
Morinville	1	5	1	0	0	4
Redwater	0	1	0	0	0	1
Stony Plain	4	13	8	1	0	4
Village of: Legal	0	0	0	0	0	0
New Sarepta	0	0	0	0	0	0
Total	**32**	**150**	**85**	**16**	**2**	**47**

1 Of all 32 applications pending decisions from earlier years, 22 were approved, 7 were denied, 1 was deemed refused and 2 were withdrawn.

Subdivision Applications & Parcels Approved

Municipality	Agriculture[1]		Country Residence[2]		Industrial		Public Institut.[3]		Comm.[4]		Res.		Mult. Use		Total	
Approved Applications / Approved Parcels																
M.D. of Sturgeon	20	22	15	15	0	0	0	0	1	1	3	8	1	4	40	50
County of Leduc	10	12	7	7	0	0	4	5	0	0	1	2	0	0	22	26
City of Spruce Grove	1	1	0	0	0	0	1	4	1	2	2	107	1	130	6	244
Town of: Beaumont	0	0	0	0	0	0	2	2	1	1	3	104	0	0	6	107
Bon Accord	0	0	0	0	0	0	1	2	0	0	0	0	0	0	1	2
Calmar	0	0	0	0	0	0	0	0	0	0	1	6	0	0	1	6
Devon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gibbons	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morinville	0	0	0	0	0	0	0	0	0	0	1	2	0	0	1	2
Redwater	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stony Plain	0	0	0	0	0	0	0	0	1	5	7	110	0	0	8	115
Village of: Legal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Sarepta	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	**31**	**35**	**22**	**22**	**0**	**0**	**8**	**13**	**4**	**9**	**18**	**339**	**2**	**134**	**85**	**552**

1 Agricultural Parcels

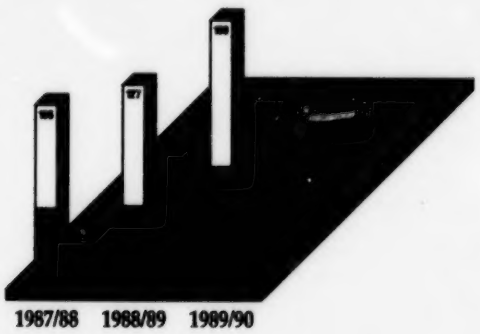
2 Country Residence includes parcels having an area up to and including 1.21 hectares or an area greater than 1.21 hectares if, in the opinion of the Subdivision Approving Authority, an area greater than 1.21 hectares was necessary to accommodate the country residential use.

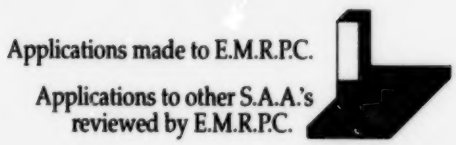
3 Public Institutional includes public buildings, roads/reserve parcels, sanitary landfills and recreation parcels.

4 Commercial includes Highway Commercial.

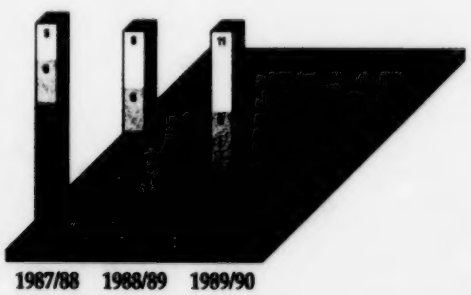
Subdivision Data

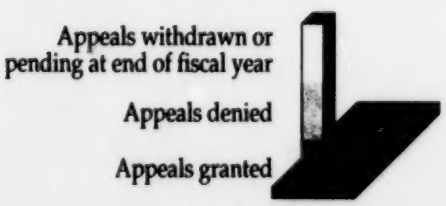
Subdivision Applications & Referrals – E.M.R.P.C. Region



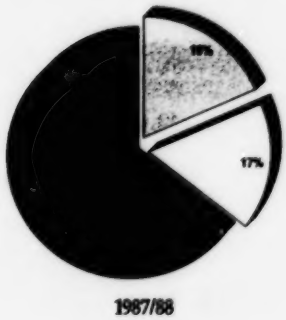


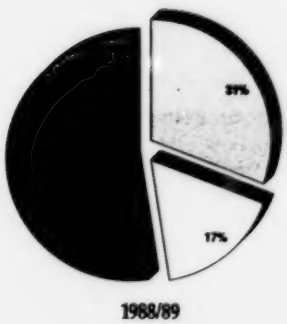
Subdivision Appeals

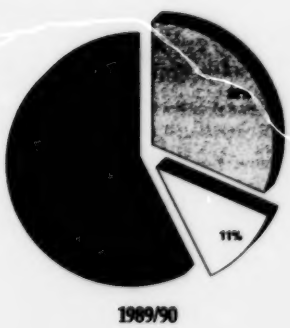


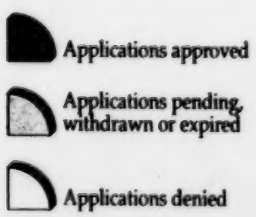


E.M.R.P.C. Decisions on Subdivision Applications









Administration

Branch Report
Patricia Heffel

The Administration Branch provides many services to the Commission, both internally and to the public.

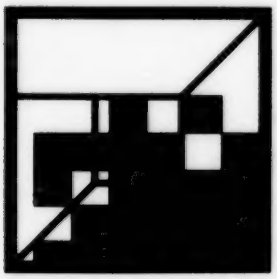
The Branch provides reception, word processing, library, filing, publication editing, publication distribution and accounting services. We maintain the personnel records, do the payroll, budgeting and financial reporting.

Our library is used by many different groups: planners, students, lawyers and others use the library for research and background material. The Commission's newsletter, Metro Planning Review, is prepared and edited by the branch.

Word processing continues to be very busy. An increase in subdivision activity has substantially increased the typing work load. With every letter, memo and report being done by the word processors, the staff continues to provide high quality and a timely turnaround.

The Administration Branch supplies the Commission with a monthly financial position and the yearly work programme and budget.

The yearly work programme and budget process begins with the administration reviewing requests from our member municipalities. The previous year's work programme and financial statements are examined. Human resources and finances are matched to determine what should be done in the fiscal year. This information is submitted to the Executive Committee and then to the full Commission for their review and recommendations. Once the work programme and budget have been approved by the Commission they are sent to the Alberta Planning Board, for their approval and funding.



1957

The problem of defining and implementing an adequate separation between the Imperial Oil refinery and residential development prompted the Commission to seek the assistance of the Alberta Research Council in order to recommend standards. Later in 1957 the Commission adopted the 1000 foot recommendation of the Research Council as the separation between industry and housing and suggested that it be the basis of an agreement between the City and the industries concerned.

Information Services

Branch Report

Ron L. Mattiussi, M.C.I.P.

The Information Services Branch provides the Commission's planning functions with both the information necessary for the planning process, as well as the cartographic and design expertise needed for the production of the Commission's reports and plans.

The branch is responsible for:

- the collection, processing, maintenance and distribution of the Commission's information resources, including municipal census and land use information;
- the drafting of plans, maps and architectural drawings, presentation graphics, as well as document publication and reproduction;
- the administration of the Municipal Census Programme;
- the Commission's Public Affairs function which includes the coordination of the Winter Seminar, the production of the Metro Planning Review newsletter and the Annual Report;
- representation of the Commission on the Project Management Team of the Alberta Planning Board LRIS Pilot Project and the implementation of the regional planning component of the project.

One of the major activities which occurred this year was the Alberta Planning Board Pilot Project. All staff of the branch, at one time or another, spent time either providing input into the land records management data base design or collecting the data which would eventually become part of the data base. Commission staff benefited a great deal from this opportunity to work with technical experts from a wide variety of disciplines and organizations on this important initiative.

In 1989, four municipalities, the City of Fort Saskatchewan, the Town of Morinville, the Village of New Sarepta and the County of Strathcona, received assistance from the Edmonton Metropolitan Regional Planning Commission as part of the Commission's Standardized Census programme. Although one less municipality participated this year, the population numbers in Strathcona County meant there were considerably more forms to process. By using machine readable census forms, which were scanned on the high speed scanner at the University of Alberta, the Branch was able to process a greater number of forms then ever before in less time, with less staff, and for less money while maintaining a high level of accuracy.

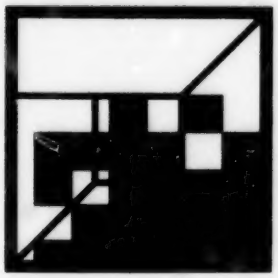
This method of gathering census data has proven so successful that the City of Edmonton will be using the machine readable forms for their 1990 Census Programme and other jurisdictions may also move in this direction in the future.

Along with numerous enquiries from the general public, member municipalities and other government agencies, staff of the Information Services Branch provided information and/or technical assistance to:

- the City of Fort Saskatchewan/Strathcona County Annexation proposals;
- the Market Areas Study;
- the Demographic Studies;

- the Town of Beaumont General Municipal Plan;
- the Sturgeon Valley Area Structure plan;
- the City of Spruce Grove Central Area Redevelopment Plan.

In the future we hope to carry on the automation process, begun two years ago, now that we have the capability to use the digital mapping products available for our region. The branch will also pursue, for the benefit of all our municipalities, those activities necessary to continue the LRIS initiatives begun in the Pilot Project, after its formal completion in the Fall of 1990.



1955

In 1955 it was announced that an international airport would be located in the Edmonton Region near Nisku. Early in 1956 the Commission decided to hold in abeyance all applications for development of the Leduc-Nisku area until final plans for the location and development of an airport were known. In December 1956 staff were given the final plan for the airport. Of particular concern, was the location of the south/east-north/west runway which placed the approach zone directly over a proposed residential area of the Town of Leduc. The Commission expressed regret that it was not given the opportunity to make recommendations on the airport location prior to the final plans being completed, however, the Town of Leduc decided not to press for any change in the airport development.

Staff

Commission Staff as of March 31, 1990

Executive Director
R.G. Madziya

Executive Secretary
Helen Woodley

ADMINISTRATION

Manager
Patricia Heffel

Librarian
Philippa Fairbairn

Word Processing Operator
Maureen Dawson

File Clerk
Paula Kowalchuk

Receptionist
Anita Klapwyk

INFORMATION SERVICES BRANCH

Manager & Public Affairs Officer
Ron Mattiussi

Technologist
Gordon Willis

Technician
Margaret Flaska

Chief Draftsperson
Ross Martin

Intermediate Draftsperson
Karen Schafer

Junior Draftspersons
Curesha Moodley

GENERAL PLANNING BRANCH

Manager
Eugene Dmytruk

Planner III
Marlene Exner

Planner II
Jacqueline Vetsch

Planner I
Susan Maceyovski

Technician
Lori Kustra

STRATEGIC PLANNING BRANCH

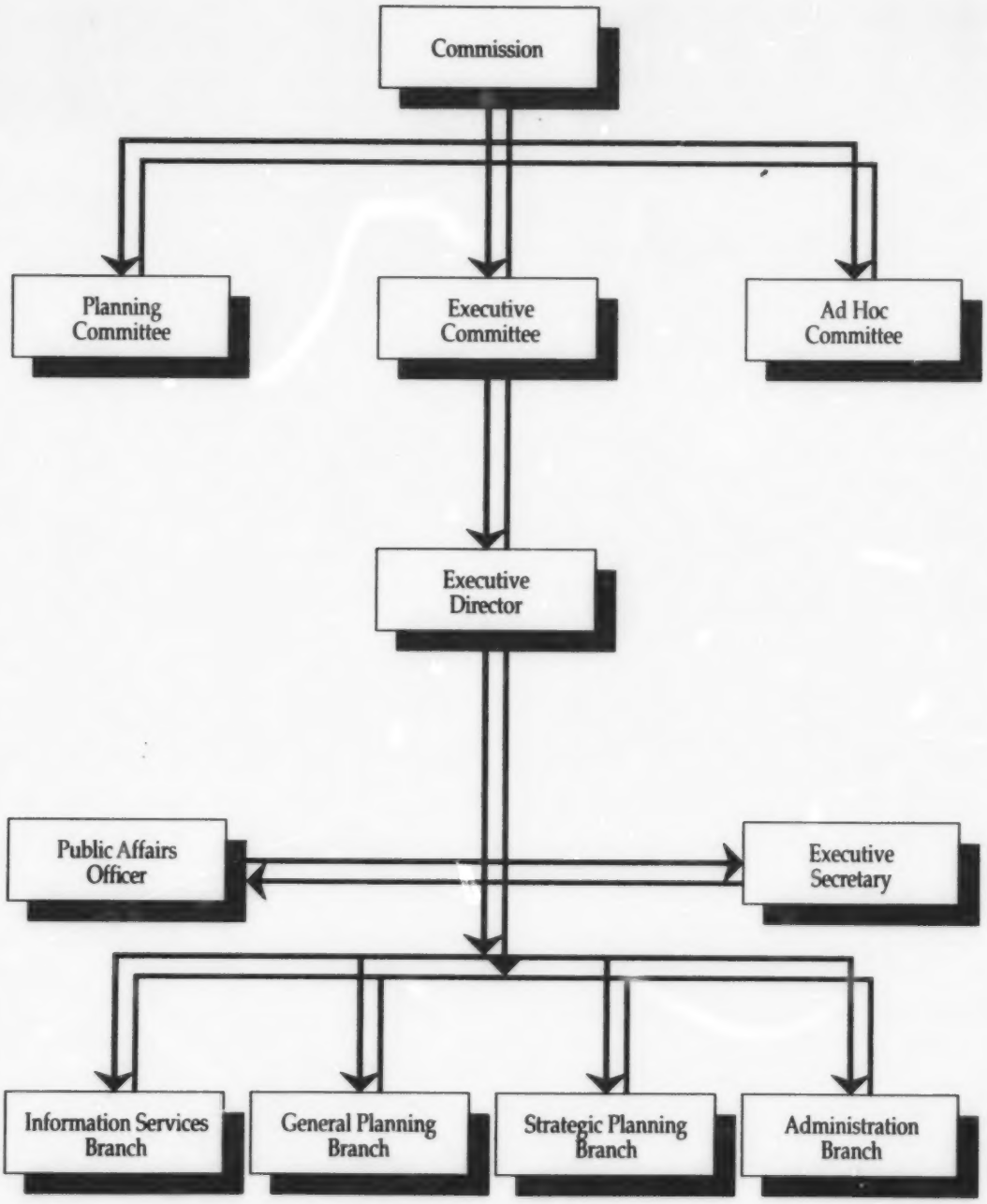
Manager
Peter Dickson

Planner III
Wes Shennan

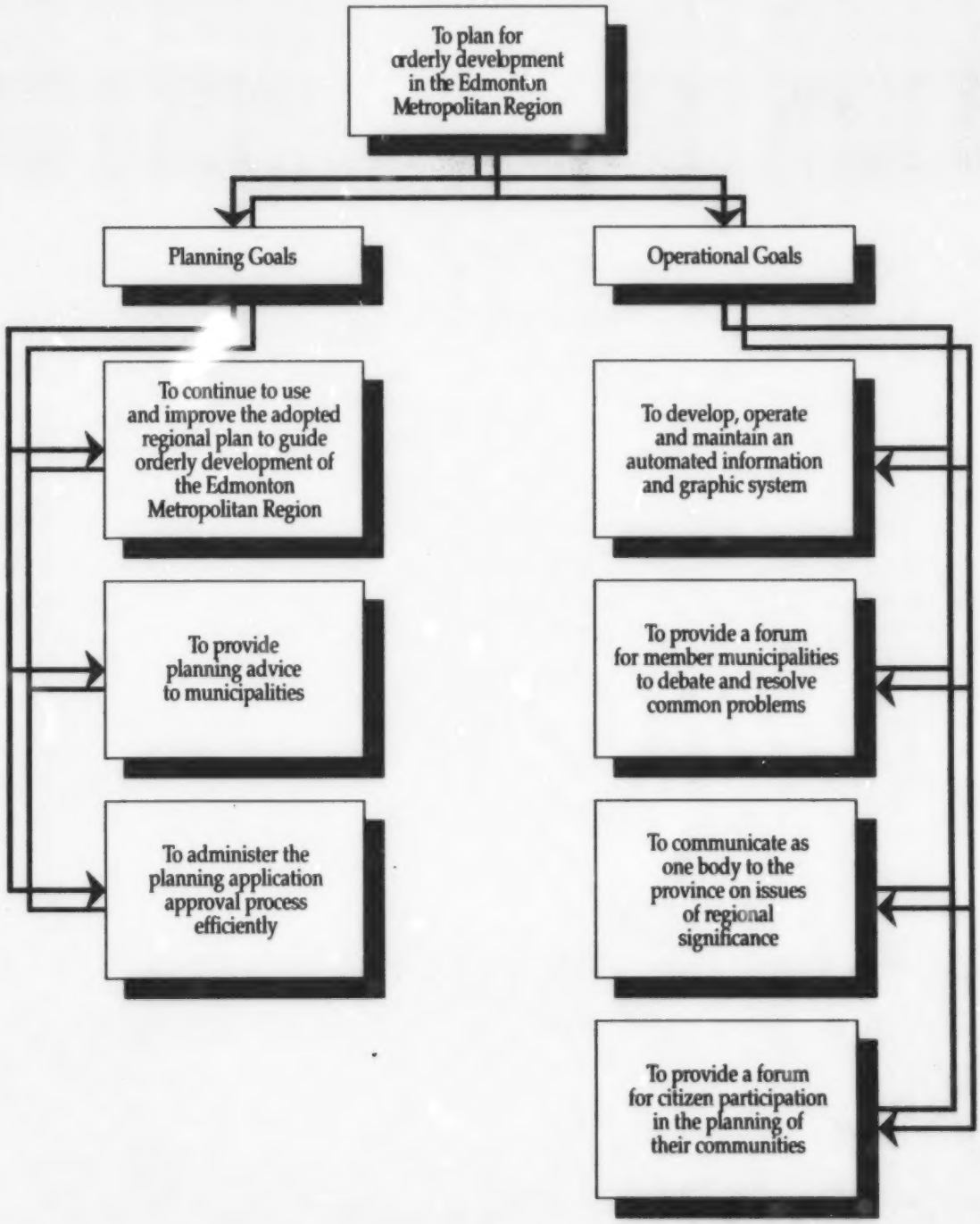
Planner I
Patricia Wankiewicz

Economist
Ctibor Skoda

Organizational Structure



Goals of the Commission


To plan for orderly development in the Edmonton Metropolitan Region
Planning Goals
Operational Goals
To continue to use and improve the adopted regional plan to guide orderly development of the Edmonton Metropolitan Region
To develop, operate and maintain an automated information and graphic system
To provide planning advice to municipalities
To provide a forum for member municipalities to debate and resolve common problems
To administer the planning application approval process efficiently
To communicate as one body to the province on issues of regional significance
To provide a forum for citizen participation in the planning of their communities

Financial Statements
March 31, 1990

Auditors' Report

KPMG Peat Marwick Thorne
Chartered Accountants

3000 - 10104 - 103 Avenue
Edmonton, Alberta T5J 3V8
Canada

Telephone (403) 425-0240
Telex 037-2966
Telefax (403) 429-7379

To the Members of Edmonton Metropolitan Regional Planning Commission

We have examined the balance sheet of Edmonton Metroplitan Regional Planning Commission (The "Commission") as at March 31, 1990 and the statements of revenues and expenditures, reserves, equity in fixed assets and accumulated surplus for the year then ended. Our examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as we considered necessary in the circumstances, except as explained in the following paragraph.

In common with many not-for-profit organizations, the Commission derives some of its revenue in the form of shared cost contributions, publications and maps revenue, subdivision fees, Winter Seminar revenues and miscellaneous revenues, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, our verification of the revenue from these sources was limited to accounting for the amounts recorded in the records of the Commission and we were not able to determine whether any adjustments might be necessary to this revenue, excess of revenue over expenditures, assets and equity.

In our opinion, except for the effect of adjustments, if any, which we might have determined to be necessary had we been able to satisfy ourselves concerning the completeness of the revenue referred to in the preceding paragraph, these financial statements present fairly the financial position of the Commission as at March 31, 1990 and the results of its operations for the year then ended in accordance with generally accepted accounting principles applied on a basis consistent with that of the proceding year.

Chartered Accountants
Edmonton, Alberta, Canada
May 4, 1990

Financial Statements
March 31, 1990

Balance Sheet

	March 31 1990	1989
Assets		
CURRENT ASSETS		
Cash	$268,541	$195,683
Accounts receivable	10,447	1,732
Prepaid expenses	5,227	6,118
	284,215	203,533
FIXED ASSETS		
Furniture and equipment	359,370	402,612
Leasehold improvements	166,554	73,913
	525,924	476,525
	810,139	680,058
Liabilities & Equity		
CURRENT LIABILITIES		
Accounts payable and accrued liabilities	$116,478	$105,012
EQUITY		
Reserves	33,000	—
Equity in fixed assets	525,924	476,525
Accumlated surplus	134,737	98,521
	693,661	575,046
	810,139	680,058

Lease commitments (note 2)

APPROVED BY THE COMMISSION:

Chairman

Executive Director

Financial Statements
March 31, 1990

Statement of Revenue & Expenditures

	March 31	
	1990	1989
Revenue		
Alberta Planning Fund	$1,636,080	$1,473,707
Shared cost contributions	—	3,276
Subdivision fees	39,940	17,043
Publications and maps	7,874	3,856
Interest	31,657	24,768
Winter Seminar	15,625	15,020
Miscellaneous	7,721	25,468
	1,738,897	1,563,138
Expenditures		
Staff salaries - permanent	1,073,246	984,375
Staff salaries - temporary	—	3,974
Staff benefits	122,192	120,112
Staff training and travel	41,585	44,140
Members' fees	57,819	56,432
Members' travel	10,471	10,805
Office rent	38,548	91,912
Utilities and maintenance	51,326	13,017
Parking	13,080	11,340
Telephone	16,828	21,672
Office supplies	12,712	12,089
Postage	10,787	8,219
Publications	3,392	2,423
Printing and duplication	56,184	48,237
Drafting supplies	14,350	16,152
Furniture and equipment		
Purchases (note 1)	18,295	77,336
Rentals, repairs and maintenance	36,732	24,111
Leasehold improvements (note 1)	4,404	—
Land titles office	1,693	1,719
Legal fees	2,576	5,056
Advertising	7,628	4,670
Recruitment and relocation	5,933	5,121
Audit	4,000	3,900
Public relations	13,222	2,965
Consulting fees	20,000	21,818
Insurance	2,166	2,221
Aerial photographs and maps	1,163	4,097
Winter Seminar	20,414	19,952
Miscellaneous	8,935	8,186
	1,669,681	1,626,051
EXCESS REVENUE (EXPENDITURES)	$69,216	$(62,913)

Financial Statements
March 31, 1990

Statement of Reserves

	Year ended March 31 1990	1989
Computer Acquisition Reserve		
Transferred from accumulated surplus during the year	$18,000	$—
Special Projects Reserve		
Transferred from accumulated surplus during the year	15,000	—
RESERVES AT END OF YEAR	$33,000	$—

Statement of Equity in Fixed Assets

Balance at beginning of year	$476,525	$418,144
Additions during the year	184,849	77,336
Disposals during the year		
Proceeds	(6,500)	(6,184)
Write-down of original cost	(128,950)	(12,771)
	49,399	58,381
EQUITY IN FIXED ASSETS AT END OF YEAR	$525,924	$476,525

Statement of Accumulated Surplus

Balance at beginning of year	$98,521	$161,434
Excess revenue (expenditures)	69,216	(62,913)
	167,737	98,521
Transferred to Computer Acquistion Reserve	18,000	—
Transferred to Special Projects Reserve	15,000	—
	33,000	—
ACCUMULATED SURPLUS AT END OF YEAR	$134,737	$98,521

Financial Statements
Year ended March 31, 1990

Notes to Financial Statements

General

The Edmonton Metropolitan Regional Planning Commission was established under the Province of Alberta Planning Act to prepare, adopt and administer a Regional Plan.

Significant Accounting Policy

Fixed Assets

The cost of fixed asset acquisitions and proceeds from fixed asset disposals are charged to expenditures and credited to revenue for theyear. They are also charged to fixed assets and credited to equity in fixed assets. Donated assets and tenant inducements received are charged to fixed assets and credited to equity in fixed assets. No depreciation is recorded in the amounts.

1. FIXED ASSETS

	Balance April 1 1989	Additions during the year	Disposals during the year	Balance March 31 1990
Furniture and equipment	$402,612	$ 18,295	$61,537	$359,370
Leasehold improvements	73,913	166,554	73,913	166,554
	$476,525	$184,849	$135,450	$525,924

Financial Statements
Year ended March 31, 1990

Notes to Financial Statements

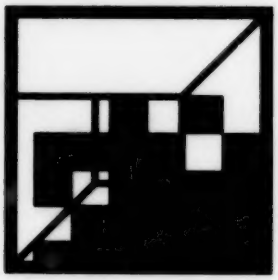
2. LEASE COMMITMENTS

The Commission has annual lease commitments for the rental of office and parking space expiring March 1, 1999. The annual lease cost for office space is $118,000 for the first 5 years, and will be set at the market rate on April 1, 1994 for the remaining 5 years. The annual lease cost for parking space is $18,240, which may be adjusted by the Landlord from time to time. Estimated annual costs for utilities, taxes, and maintenance in addition to the lease costs, is $83,352.

The lease agreement for the rental of office space provides for free rent from April 1, 1989 to March 31, 1990 and a rental credit of $59,000 per annum for April 1, 1990 to March 31, 1994, subject to the Commission maintaining the lease in good standing.

3. CHANGES IN FINANCIAL POSITION

A statement of changes in financial position has not been prepared as the information which would normally be provided by the statement is readily available in the statements presented.



1951

In 1951 the Commission recognized the need for the proper location of main and secondary highways in relation to the commission's planning objectives and as a result, a request was made to amend the Town of Rural Planning Act to allow a representative from the Department of Highway to be a member of the Commission.